

Dental / Medical Office Space
For Sale or Lease



Thornebrook Village – Units 16 & 17

2441 N.W. 43rd Street

Gainesville, FL 32606

Dental / Medical Office Space
Thornebrook Village – Units 16 & 17
Summary Offering

Owner / seller: Lewis M. Garrish DMD, L.C.
A Florida Limited Liability Company

Property address: 2441 N.W. 43rd Street, Suite 16 & 17
Gainesville, FL 32606

Legal description: Units Sixteen (16) and Seventeen (17) of THORNEBROOK VILLAGE, PHASE I, as per that certain Declaration of Condominium as recorded in Official Records Book 1570, Page 1558, as amended in Official Records Book 1588, Page 2270, and as further amended in Official Records Book 1590, Page 2090, Public Records of Alachua County, Florida, and amended further in Official Records Book 1603, Page 1024, Public Records of Alachua County, Florida.

Tax parcel numbers: Unit 16 06107-316-000
Unit 17 06107-317-000

Market demographics: Stats & Demographics for the 32606 zip code:
Source: www.unitedstateszipcodes.org
Population: 21,833
1,277 people per sq. mile
Housing units: 10,571
Median home value: \$202,700
Median household income: \$53,570
Average household income: \$83,076

Site features: Land area: 8.8 acres
Total condo sq. ft.: 76,513
Parking spaces: 302
Above average landscaping
Land use plan: Mixed use medium intensity
Zoning: MU-2 mixed use
Flood map: Zone X – minimal flood hazard
Fire station: one mile north on 43rd Street
Utilities: GRU – water, sewer, electric, natural gas
Cable: GRU and Cox Communications
Phone land line: AT&T
Street access: NW 43rd Street, NW 25th Place, NW 41st Street

Unit features: Unit area: 2,352 sq. ft. (heat & cool)
Other sq. ft.: 520 sq. ft (storage & mechanical bldg.)
One story dental / medical office
Concrete slab with masonry, steel & frame construction
Condo building built in 1984, new roof in 2018
Unit 16 & 17 rebuilt in 1989
6 treatment spaces, lab space, sterilization space, storage,

staff lounge, reception area, business office, doctor's office,
see floor plan attached.

Water and compressed air to each treatment spaces
LAN cat 5 hard wiring to each treatment space
Wired alarm system

Current usage/
Availability

Current tenant: Lozano Dental Care (since October, 2009)
August / September 2021

Selling price:

\$585,900

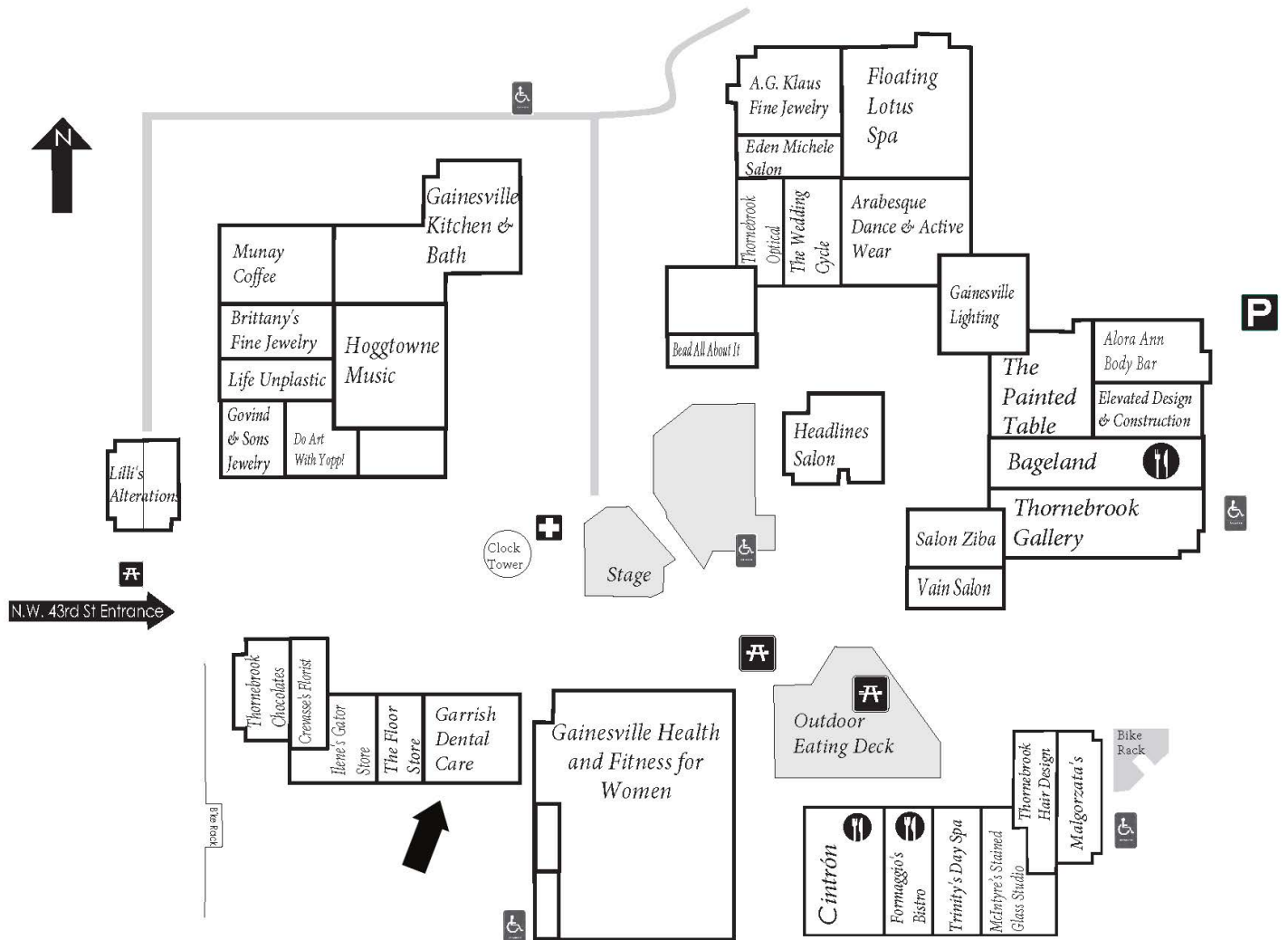
Latest appraisal:

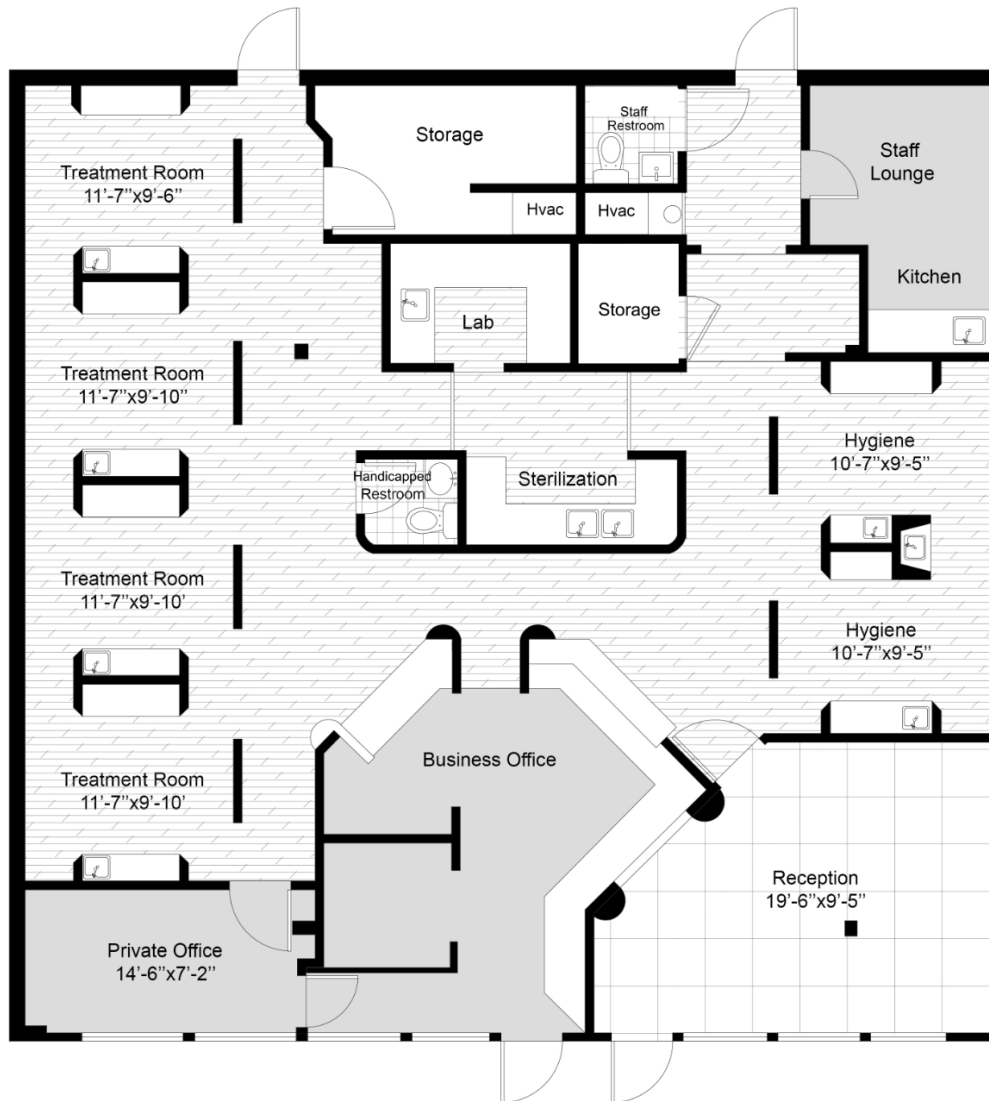
An appraisal dated December 23, 2019 prepared by Emerson
Appraisal Company valued the property at \$558,000.00

Additional information:

For additional information, please contact:

Buck Vassar
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FLOOR PLAN